



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: December 14, 2010

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department
Administration Division, Parks and Recreation Department

SUBJECT: Contract For Design Of The Lower Mesa Lane Steps
Repair/Rehabilitation Project

RECOMMENDATION: That Council:

- A. Authorize the Public Works Director to execute a Professional Services Agreement, in a form of agreement acceptable to the City Attorney, with Bengal Engineering, Inc., in the amount of \$74,422 for preliminary design services for the Lower Mesa Lane Steps Repair/Rehabilitation Project (Project); and
- B. Authorize the Public Works Director to approve expenditures of up to \$7,442 for extra services that may result from necessary changes in the scope of work.

DISCUSSION:

BACKGROUND:

The Mesa Lane Steps were originally constructed in the early 1980s to provide safe access to the beach in an area that was historically used as an informal trail to the beach. Located 4,400 feet east of Arroyo Burro Beach County Park, and about 5,300 feet west of Thousand Steps, the Mesa Lane Steps provide important beach access for neighborhood residents and others. The beach area around the steps is popular for surfing, swimming, sunbathing, and other beach-related activities.

The Mesa Lane Steps were originally constructed of wood. The lowest flight was reconstructed in the early 1990s due to the damage caused by storm action. At that time, a larger concrete base was constructed for the final landing, and concrete stairs were added at the end of the flight. A new handrail, consistent with the Americans with Disabilities Act requirements, was installed in the early 2000s. In the 20 years since the last reconstruction, storms have damaged the lowest flight of stairs and the supporting concrete. There is clear evidence of concrete cracking, spalling, and the wood timbers are in bad condition. In addition, the concrete steps leading to the beach have significantly eroded. Because of its importance as the only public beach access in this

area, repair or replacement of the lower section of the stairs is a Parks and Recreation Department's capital project. Further significant damage could result in the closure of the steps.

PROJECT DESCRIPTION:

The Public Works and Parks and Recreation Departments issued a request for proposals (RFP) for a coastal engineering and technical analysis of the Project area, and the development of preliminary design drawings. The RFP was distributed to 18 firms. Two local firms submitted proposals and both firms were interviewed. It is recommended that the City contract with Bengal Engineering, Inc. (Bengal), to complete the technical studies and preliminary design work for the Project. Bengal has extensive experience with designing and reconstructing coastal bluff stairs, most recently for the County of Santa Barbara. Through these projects and other coastal engineering work, Bengal understands the environmental issues involved, and the information necessary to acquire the required coastal development permits, and has the necessary engineering expertise to develop the preliminary design.

Once the preliminary design is completed, the Parks and Recreation Department will submit the Project to the Planning Division for environmental review and a Coastal Development Permit (CDP). Upon approval of the CDP, the Department will submit the Project to the California Coastal Commission for approval, if determined to be necessary.

BUDGET/FINANCIAL INFORMATION:

The design and permitting for the Project is funded in the Parks and Recreation Department's Fiscal Year 2011 Capital Improvement Program budget. In addition to the contract with Bengal for coastal engineering and preliminary design, the Project costs outlined below include project surveys and project management.

The following summarizes all estimated total Project costs:

ESTIMATED TOTAL PROJECT COST

Design (by Contract)	\$130,000
Other Design Costs - City Staff, Survey, Environmental	\$50,000
<i>Subtotal</i>	\$180,000
Estimated Construction Contract w/Change Order Allowance	\$350,000
Estimated Construction Management/Inspection	\$75,000
Estimated Other Construction Costs (testing, etc.)	\$10,000
<i>Subtotal</i>	\$435,000
TOTAL PROJECT COST	\$615,000

The Capital Improvement Program budget currently includes \$191,749 for the Project. The preliminary design costs are estimated to be \$112,864. The breakdown of these cost are as follows: preliminary design \$81,864, topographic survey by City staff \$6,000, environmental review \$10,000, and Project Management (Parks & Recreation and Engineering staff) \$15,000. Remaining funds will be used to complete the final design, and will be supplemented by future grant funding for construction. Staff will return to Council at a later date for approval of the final design contract and appropriation authority.

PREPARED BY: John Ewasiuk, Principal Civil Engineer/BD/sk
Jill Zachary, Assistant Parks and Recreation Director/JMH

SUBMITTED BY: Christine F. Andersen, Public Works Director
Nancy L. Rapp, Parks and Recreation Director

APPROVED BY: City Administrator's Office